

To: Ladue Mayor Nancy F. Spewak
Ladue City Council

From: McPherson Moore, Chair of the Zoning and Planning Commission

Date: November 10, 2020

Recommendation in favor of approving a Special Use Permit for Ladue Middle School to construct an addition to their building

The Zoning and Planning Commission conducted a meeting via videoconference on October 28, 2020 to discuss and hear comments regarding a proposed Special Use Permit for a 90,000 addition to the Ladue Middle School, located at 9701 Conway Road.

During the meeting, Rick Keisker from Ittner Architects presented an overview of the construction project. Lori Day and Rebecca Groves from Perkins and Will provided additional information about the architectural design of the project. Ms. Groves also explained that the reason for enlarging the school was not because of a larger student body, but to create more classroom space as many of the classrooms in the school are currently considered undersized. Also, one of the new additions will include a storm shelter for the school.

Sara Andert, the civil engineer for the project, presented information about the stormwater BMPs for the property as well as some details about the proposed retaining walls. She also spoke briefly about the proposed tree removal on the site.

One of the questions from the Commissioners was about landscaping for the site. Commissioner Toft asked if there were plans to add landscaping, especially along Clayton and Conway roads. Mike Noonan, Director of Facilities for the Ladue School District, explained that they have a landscaping budget for the project, but they have not yet prepared any detailed landscaping plans. He also expressed concerns about adding landscaping that might block site distance along Clayton and Conway Roads.

There were no comments or questions from the public.

Commissioner Toft made the motion to approve, which included a condition that a detailed landscaping plan be submitted and be reviewed by the City's landscape consultant.

In considering whether or not this Special Use Permit application should be granted, the Zoning & Planning Commission gave consideration to the effect of the requested use on health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question, and the residents of the city generally, including the effect on:

1. Traffic in the streets;
2. Fire hazards;
3. Overcrowding of land or undue concentration of people;

4. Fire, police and utility services;
5. Municipal expenditures;
6. The character of the district, and property values in the area; and
7. The general suitability of the property in question for the proposed use.

After discussion, a recommendation for approval of the Special Use Permit, with conditions, was approved by a vote of six (6) in favor and zero (0) opposed.

Date:

Nov. 10, 2020 McPherson Moore

McPherson Moore

Chair, Zoning and Planning Commission